



Hazel Grove, Stotfold, Hitchin, Hertfordshire. SG5 4JZ





4 Bedroom Detached House

Guide Price £575,000 Freehold

LOOKING FOR SPACE? THEN LOOK NO FURTHER! Located in a popular no through road close to the heart of Stotfold this extended detached home provides a cavernous living space for the growing family.

Internally the accommodation comprises entrance hall, cloakroom, home office, a living room with dining and sitting areas measuring over 33ft in total and a 22ft kitchen/dining room to the ground floor. Upstairs are four bedrooms, three of which are doubles, an en-suite shower room to the principal bedroom and a four piece family bathroom. Externally are attractive gardens to the front and rear, an integral garage and a block paved driveway that provides off road parking for three cars.



- Extended family residence
- Four generous bedrooms
- En-suite to principal bedroom
- Cavernous living space
- Spacious kitchen/dining room
- Home office
- Ground floor cloakroom
- Front and rear gardens
- Garage and driveway
- EPC rating D. Council tax band E

Ground Floor:**Front Door:**

Double glazed front door with leaded light panes.

Entrance Hall:

Double glazed window to side. Stairs to first floor. Personal door to garage. Radiator. Coving to ceiling. Laminate flooring. Doors to all rooms.

Cloakroom:

A three piece suite comprising pedestal wash hand basin and low level WC. Part tiled walls. Double glazed leaded light window to front. Radiator. Tiled flooring.

Home Office:

Abt. 8' 7" x 7' 4" (2.62m x 2.24m) Double glazed window to side. Carpet as fitted.

Living Room:

Overall size Abt. 33' 4" x 13' 1" max (10.16m x 3.99m max) A spacious through living room with sitting and dining areas. Double glazed bow bay window to front and double glazed French doors leading to the rear garden. Feature fireplace with inset coal effect living flame gas fire and tiled hearth. Two radiators. Television point. Roof lantern. Coving to ceiling. Carpet as fitted.

Kitchen/Dining Room:

Abt. 21' 9" x 13' 11" max (6.63m x 4.24m max) A large kitchen/dining room that comprises a good range of eye and base level units with ample roll top work surfaces. Breakfast bar. Stainless steel double drainer sink unit. Built-in four ring gas hob, eye level double electric oven and extractor hood. Integrated fridge/freezer. Plumbing for automatic washing machine and dishwasher. Tiled splash back area. Wall mounted gas boiler. Radiator. Double glazed French doors leading to the rear garden. Double glazed door to side. Coving to ceiling. Vinyl flooring.

First Floor:**Landing:**

Double glazed window to side. Loft access. Airing cupboard. Coving to ceiling. Carpet as fitted.

Principal Bedroom:

Abt. 14' 5" x 14' 5" (4.39m x 4.39m) A large principal bedroom with double glazed window to front. A range of fitted bedroom furniture. Radiator. Television point. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled double width shower cubicle with shower, vanity unit with wash hand basin and low level WC. Heated towel rail. Part tiled walls. Inset ceiling lights. Extractor fan. Tiled flooring.

Bedroom Two:

Abt. 12' 11" x 11' 1" (3.94m x 3.38m) Double glazed window to front. Radiator. Coving to ceiling. Carpet as fitted.

Bedroom Three:

Abt. 12' 11" x 9' 3" (3.94m x 2.82m) Double glazed window to rear. Radiator. Vanity unit with inset wash hand basin. Carpet as fitted.

Bedroom Four:

Abt. 8' 10" x 7' 7" (2.69m x 2.31m) Double glazed window to side. Radiator. Carpet as fitted.

Family Bathroom:

A white four piece suite comprising panelled bath, fully tiled shower cubicle with shower, vanity unit with inset wash hand basin and low level WC with concealed cistern. Fully tiled walls. Dual aspect double glazed windows to side and rear. Radiator. Inset ceiling lights. Tiled flooring.

Outside:**Front Garden:**

A block paved driveway provides off road parking for three cars. Plant and shrub borders.

Rear Garden:

A west facing rear garden with a paved patio area that leads to an established lawn. Two further patio areas. Plant and shrub borders. Outside lights. Outside tap. Gated side access.

Garage:

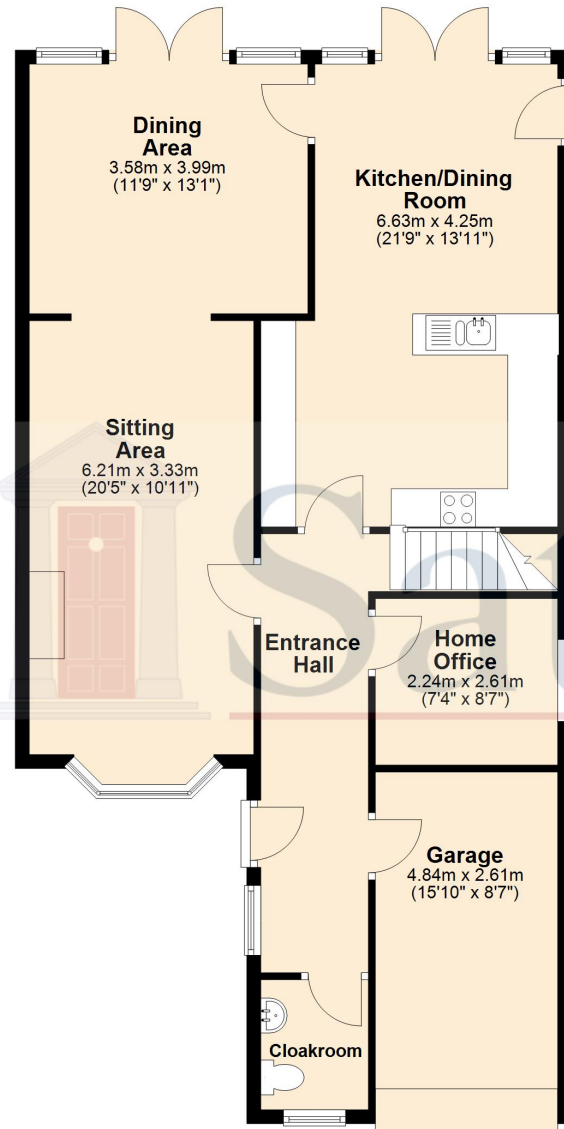
Up and over door, power and lighting. Personal door to entrance hall.



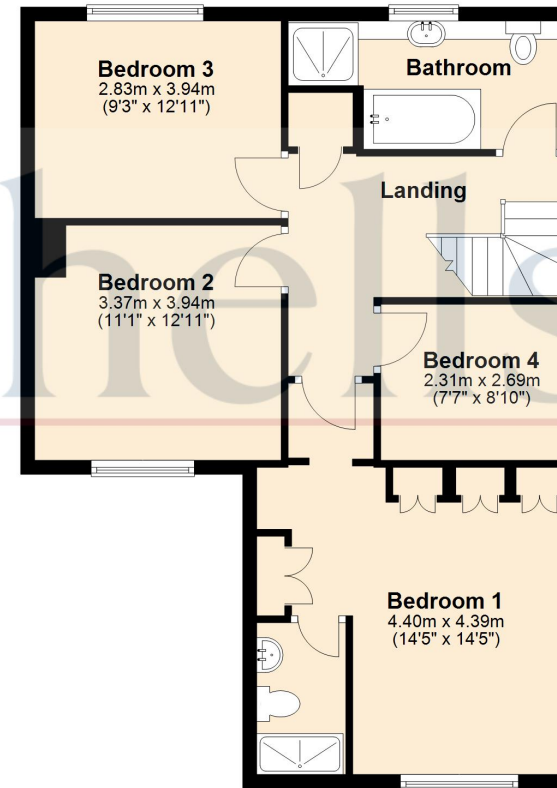


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.